



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SU-008  
West Ox Road

Address/Tax Map Parcels: 3143, 3155, 3205 West Ox Road, and 3152 Southfield Drive, Herndon, VA 20171  
Tax Map Parcels 35-4 ((1)) 11A, 12A, and 13, 35-4 ((2)) 24A, 29A, and 30A1

Nominator: Sarah Mariska  
Supervisor District: Sully  
Planning Area: Area III  
Planning District/Special Area: Upper Potomac District, West Ox Community Planning Sector  
Acreage: 4.3 acres

Current Plan Map/Text: Parcels 12A, 13, 24A, 29A, and 30A1: Residential use at 0.5 – 1 dwelling unit per acre (du/ac); Parcel 11A: Retail and other commercial uses.

Nomination: Residential use up to 2 du/ac

Comprehensive Plan Considerations:

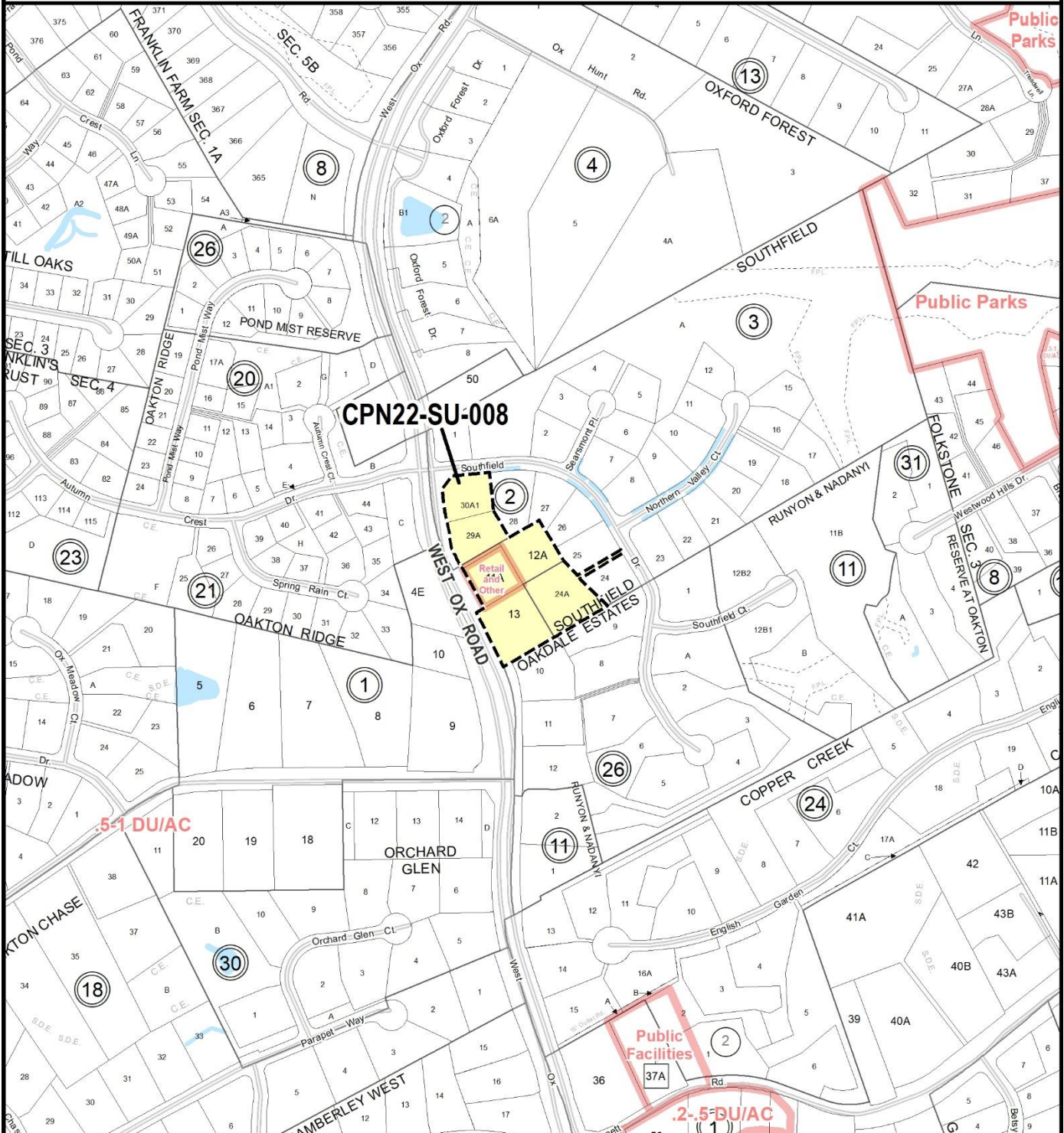
The subject site is located southeast of the intersection of West Ox Road and Southfield Drive, and is developed with a residential structure, commercial storage and parking, and vacant, wooded land. The areas surrounding the site to the north, east, and south are planned and developed with residential uses ranging from 0.5 – 1 dwelling units per acre. Areas to the west across West Ox Road include the Franklin Farm neighborhood, and are planned and developed under a plan option for up to 2 du/ac, provided substantial consolidation and substantial open space can be achieved.

The Concept for Future Development designates the subject area as a Low-Density Residential Area, a land use classification that is meant to ensure the preservation of environmental resources by limiting development primarily to low density, large lot residential and open space uses. Institutional or neighborhood serving uses should be of a compatible scale and intensity. This area is located in the Difficult Run Watershed where the Comprehensive Plan recommends lower density residential uses and public and private open space.

The nomination proposes residential uses at 2 du/ac in a broad area that, to the east of West Ox Road, is predominantly developed at 1 du/ac. Given the small assemblage, opportunities for substantial open space would be limited, which raises concerns regarding the compatibility of and justification for the increase in density. that would affect similarly situated property in the area. Considerations regarding the appropriate density, site access, site design, and buffering from the adjacent residential community would need to be assessed if advanced for further review.

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## 3155 West Ox



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Land Unit

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO OCTOBER 2022

OTPA\_GRAPHICS\S22\_items\2022 Site Specific Plan Amendment Process\WOMINATIONS

